



MEETING DATE: 4/18/05

ITEM NO. 2

COUNCIL AGENDA REPORT

DATE: April 11, 2005

TO: MAYOR AND TOWN COUNCIL

FROM: TOWN MANAGER

SUBJECT: ACCEPT STAFF RECOMMENDATIONS ON COUNTY REFERRALS

- A. PROJECTS OUTSIDE URBAN SERVICE AREA: NONE
- B. PROJECTS INSIDE URBAN SERVICE AREA: 15647 LINDA AVE
- C. STATUS OF PREVIOUS APPLICATIONS: NONE

REFERRAL

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT</u>	<u>REQUEST</u>	<u>RECOMMENDATION</u>
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A. Projects Outside Urban Service Area:

None

B. Projects Inside Urban Service Area:

9131	15647 Linda Ave	Kilduff	Special Permit	Approval/one condition
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The applicant is requesting approval to demolish a 393 square foot detached one car garage with laundry area to construct a new 724 square foot detached structure with plumbing fixtures which consists of a one car garage, laundry room and workshop on property rezoned R-1:8. The existing building is nonconforming as to setbacks. The proposed building will comply with all setback requirements. The exterior materials will match the existing house and the applicant proposes to reuse the shutters and some of the doors. The Town requires two parking spaces for a single family residence. It appears that the use is nonconforming as to parking per Town standards. There are options the applicant could

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PREPARED BY:

BUD N. LORTZ
DIRECTOR OF COMMUNITY DEVELOPMENT

Reviewed by: OK Attorney _____ Clerk _____ Finance PSD Assistant Town Manager
✓ Community Development

Revised: 4/11/05 2:45 pm

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consider to provide an additional parking space which is not in tandem with the garage. The Town does not require parking to be covered. Provided County requirements are met, the Town would accept the relocation of the laundry room and bath to the rear of the structure where additional land area exists. This would allow a two car garage. The structure could also be setback farther to provide an adequate vehicle back up distance. The minimum rear yard setback permitted by the Town is five feet. Therefore, a recommendation for approval should be forwarded to the County with the condition that the applicant look at alternative designs to provide an additional parking space that is not in tandem with the parking garage and is outside of the front setback.

C. Status of Previous Applications:

None

Distribution:

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Government Center, East Wing, 70 W. Hedding Street, San Jose, CA 95110
Valerie Kilduff, 15647 Linda Avenue, Los Gatos, CA 95032
Lynne Bryan, 536 Soquel Avenue, Santa Cruz, CA 95062

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